

Mountain View Environmental  
Task Force-  
**Built Environment** Working  
Group

**Top 10  
Recommendations**

# Group Members

- Yvonne Farrell: Co-chair

*Architect with HPS in Mountain View*

New and Renovated Commercial Buildings

- Randy Potter: Co-chair

*Director of Vox Design Group and Form + Function Construction*

New and Renovated Residential Buildings

- Elisa Peters: At large member

*GreenNow USA*

Existing Buildings

# Process

- Split into 3 groups
- Each solicited participation from community as well as relevant professionals
- Met weekly as sub groups to brainstorm specific areas of focus
- Leaders met weekly to discuss progress and process
- Combined thinking from all three groups into prioritized recommendations

# Group Themes

- Low Hanging Fruit
- Budget Neutral (or close)
- Implementable in the short to mid term
- Performance Based where possible
- Consider the Effect on the System (city departments, designers, contractors, trades, etc.)

# Built Environment Working Group – Top Ten Recommendations

1. **City Council Mandated public building policy**
2. **Establish Green Building Standards**
3. **Green Building Incentive Program**
4. **Building Energy Audit and Monitoring Program**
5. **Develop Energy Consumption Standards for all Buildings**
6. **Establish Localized Carbon Offset Program**
7. **Establish a Loan Program for Energy Efficiency Upgrades**
8. **Make Planning & Building Departments “Green Friendly”**
9. **All Businesses to Meet Santa Clara County Green Business Guidelines**
10. **All construction projects, both new and renovation, to divert 75% of construction and demolition waste from landfill**

# **1. Require New Public Buildings or Renovations over 5,000 sq. ft. to be certified LEED Silver or higher**

- Increase to LEED Gold over a specified time frame (5 years)
- Must go through formal Verified LEED Certification Process

## 2. Establish Green Building Standards

- All private commercial buildings over 5,000 square feet to complete and include on plans a LEED checklist and achieve LEED certification phased in over x years
- All residential construction meeting a minimum threshold (500 sq. ft.) to complete and include on plans a Green Points Checklist and achieve a minimum score to be phased in over x years
- Consistency with neighboring cities

# 3. Green Building Incentive Programs

- Reduced transaction and permitting costs for green projects
- Expedited permitting and inspection for green projects
- Allowances for green projects (FAR, setbacks, heights, etc.)

## 4. Building Energy Audit and Monitoring Program

- Commercial and residential
- Implement on sale or tenant turnover
- Fold into permitting process

## **5. Develop Energy Consumption Standards for all Buildings**

- Use energy audit data as basis
- Fold into planning and permitting through green building standards
- Use title 24 as measurement metric (10% above)

## 6. Establish Localized Carbon Offset Program

- Credits sold to offset gross consumers of energy
- Funds used to subsidize green building programs and energy efficiency upgrade programs for rental and low income properties

## 7. Establish a Loan Program for Energy Efficiency Upgrades

- For low income, rental properties, multi unit properties and small businesses
- Use existing solar programs (Berkeley) as model and collaborate with Energy group

## 8. Make Planning & Building Departments “Green Friendly”

- Create a proactive approach to green
- Provide training for all department staff – Certified Green Building Professional (CGBP) thru Build it Green
- Review city’s design guidelines and planning standards document and include green building practices (passive heating and cooling, insulating techniques, mechanical systems, material selection, applications, alternative building methodologies)

# **9. All Businesses to Meet Santa Clara County Green Business Guidelines**

- Existing Santa Clara County program
- Implement through Santa Clara County Green Business Program (part of Recycling and Waste Reduction Commission of Santa Clara County)
- Incorporate green retrofit programs

# **10. All construction projects, both new and renovation, to divert 75% of construction and demolition waste from landfill**

- 50% is county requirement
- 75% is the low standard for LEED